

SUBDIVISION DETAIL INCORPORATES INFORMATION FROM PLAT RECORDED UNDER AUDITOR'S FILE NUMBER 9509285002.

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

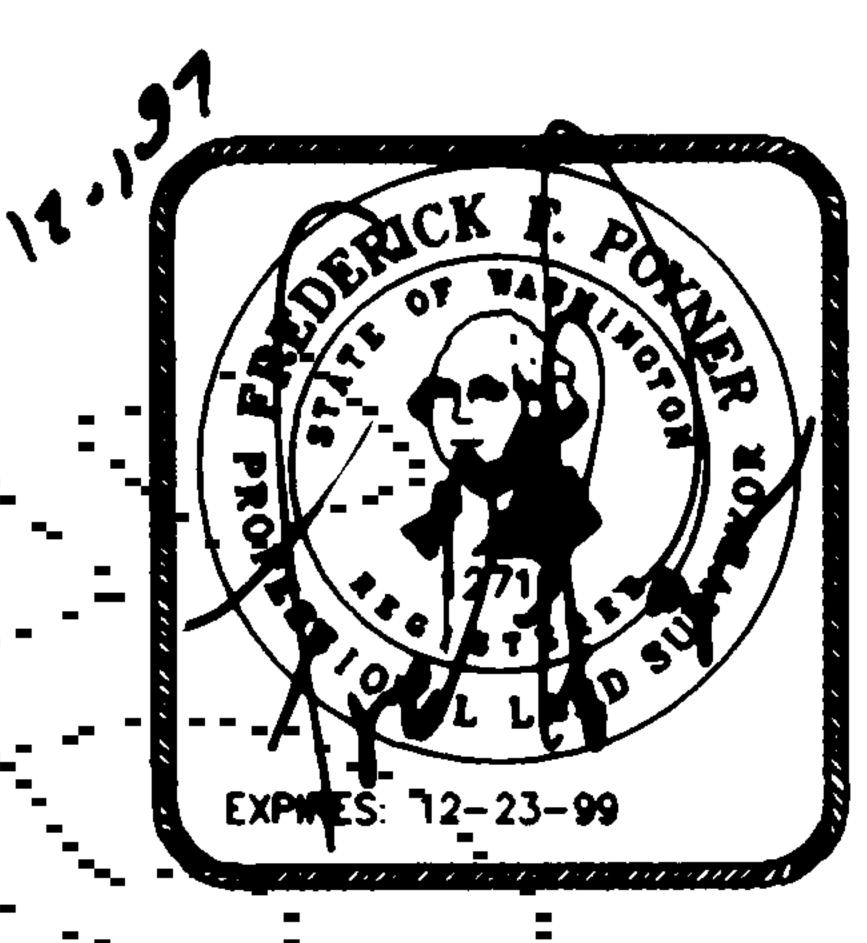
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 11; THENCE N 88' 28' 20" E ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11 A DISTANCE OF 1610.17 FEET; THENCE N 1' 31' 40" W FOR A DISTANCE OF 358.05 FEET TO THE NORTHEAST CORNER OF TRACT "A" PLAT OF JENSEN FARM, DIVISION 1 AS RECORDED IN VOLUME 60 OF PLATS ON PAGES 32-35 AND THE TRUE POINT OF BEGINNING: THENCE N 73' 53' 50" W ALONG THE NORTHEASTERLY LINE OF SAID TRACT "A" A DISTANCE OF 214.44 FEET; THENCE N 15' 46' 55" W ALONG THE NORTHEASTERLY LINE OF SAID TRACT "A" A DISTANCE OF 36.30 FEET; THENCE N 31' 09' 21" W ALONG THE NORTHEASTERLY LINE OF SAID TRACT "A" FOR A DISTANCE OF 136.04 FEET: THENCE N 50° 38' 25" W ALONG THE NORTHEASTERLY LINE OF SAID TRACT "A" FOR A DISTANCE OF 43.46 FEET: THENCE N 39' 10' 03" E FOR A DISTANCE OF 165.96 FEET; THENCE N 72" 44' 34" W FOR A DISTANCE OF 58.45 FEET; THENCE N 24' 53' 56" E A DISTANCE OF 185.44 FEET TO A POINT ON A TANGENT CURVE. THE RADIUS POINT OF WHICH BEARS N 26' 18' 26" E A DISTANCE OF 330.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4' 18' 31" FOR A DISTANCE OF 24.82 FEET; THENCE N 30' 36' 57" E FOR A DISTANCE OF 60.00 FEET: THENCE N 19' 24' 34" E FOR A DISTANCE OF 169.79 FEET: THENCE N 0° 56 08" W A DISTANCE OF 131.78 FEET: THENCE S 89" 04' 42" W FOR A DISTANCE 340.98 FEET; THENCE S 33" 06' 44" W FOR A DISTANCE OF 40.46 FEET TO A POINT ON A TANGENT CURVE, THE RADIUS POINT OF WHICH BEARS S 33' 06' 44" W A DISTANCE OF 500.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 46' 40" A DISTANCE OF 94.05 FEET; THENCE N 13" 55' 52" E FOR A DISTANCE OF 369.78 FEET: THENCE N 76' 32' 46" E FOR A DISTANCE OF 63.50 FEET: THENCE S 16' 40' 09" E FOR A DISTANCE OF 128.43 FEET; THENCE N 81" 22' 29" E FOR A DISTANCE OF 210.47 FEET TO THE CENTERLINE OF PORTAGE STREET, PLAT OF CRYSTAL CREEK ESTATES, AS RECORDED IN VOLUME 53 OF PLATS ON PAGES 170-172; THENCE S 3' 08' 00" W ALONG THE WEST LINE OF SAID PLAT OF CRYSTAL CREEK ESTATES FOR A DISTANCE OF 203.00 FEET; THENCE S 77' 58' 43" E ALONG THE SOUTH LINE OF SAID PLAT OF CRYSTAL CREEK ESTATES FOR A DISTANCE OF 334.01 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER, OF THE SOUTHEAST QUARTER OF SAID SECTION 11 AND THE SOUTHWEST CORNER OF THE PLAT OF KENT PRAIRIE ESTATES, PHASE II AS RECORDED IN VOLUME 53 OF PLATS ON PAGES 221 AND 222; THENCE N 89' 04' 42" E ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11 AND THE SOUTH LINE OF THE SAID PLAT OF KENT PRAIRIE ESTATES PHASE II FOR A DISTANCE OF 233.04 FEET TO THE SOUTHWEST CORNER OF LOT 10, PLAT OF KENT PRAIRIE ESTATES AS RECORDED IN VOLUME 49 OF PLATS ON PAGES 240 AND 241; THENCE CONTINUE N 89° 04' 42" E ALONG THE SOUTH LINE OF SAID SUBDIVISION AND THE SOUTH LINE OF THE SAID PLAT OF KENT PRAIRIE ESTATES FOR A DISTANCE OF 727.46 FEET TO A POINT ON A TANGENT CURVE THE RADIUS POINT OF WHICH BEARS N 42' 19' 53" W A DISTANCE OF 40.00 FEET (AND THE RIGHT-OF-WAY OF THE EXISTING CITY STREET;) THENCE SOUTHWESTERLY ALONG SAID CITY RIGHT-OF-WAY AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41' 24' 35" FOR A DISTANCE OF 28.91 FEET; THENCE S 89' 04' 42" W ALONG SAID CITY STREET RIGHT-OF-WAY FOR A DISTANCE OF 500.56 FEET TO A POINT ON A TANGENT CURVE THE RADIUS POINT OF WHICH BEARS S 11" 03' 49" E A DISTANCE OF 640.00 FEET; THENCE SOUTHERLY ALONG SAID CITY STREET RIGHT-OF-WAY AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76° 51' 53" FOR A DISTANCE OF 858.59 FEET; THENCE S 2° 04' 18" W ALONG SAID CITY STREET RIGHT-OF-WAY FOR A DISTANCE OF 106.14 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT THE RADIUS OF WHICH IS 560.00 FEET; THENCE ALONG SAID CITY STREET RIGHT-OF-WAY AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21' 59' 53" FOR A DISTANCE OF 215.01 FEET TO THE TRUE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, AND RESTRICTIONS OF RECORD.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SURVEYOR'S CERTIFICATE

I FRED F. POYNER HEREBY CERTIFY THAT THE PLAT-OF JENSEN FARM DIVISION 2 IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION II, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY, AND THAT MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED CORRECTLY ON THE GROUND; THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.



EXAMINED AND APPROVED THIS 12 DAY OF DECEMBER 1957 AS TO THE SURVEY DATA, THE LAYOUT OF STREETS, ALLEYS AND OTHER RIGHTS-OF-WAY, DESIGN OF SEWAGE AND WATER SYSTEMS, AND OTHER STRUCTURES.

TREASURE'S CERTIFICATE

TREASURER OF SNOHOMISH COUNTY WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES ON THE ABOVE TRACT HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR _____

ANY PERSON RECORDING A MAY BUST PAY ADVAN AXES SNOHOMISH COUNTY TREASORERO RITTE NEXT YEAR.

SNOHOMISH COUNTY

DEPUTY TREASURER

<u>APPROVALS</u>

19.57, A.D., THE CITY COUNCIL FINDS IN ADDITION THAT THE PLAT JENSEN FARM DIV. 2 IS IN CONFORMANCE WITH THE APPLICABLE CITY ZONNING AND ALL OTHER LAND USE CONTROLS PRESENTLY IN **EFFECT**

CITY CLERKY

UNDER AUDITOR'S RECORDS OF

_SNOHOMISH COUNTY AND ITOR

Planners

Portion Of Sec. | T-3| N., R. 5 - E., W.M.



Engineers

Surveyors

ARLINGTON, WA 102 E. Division-PO Box 326 98223 435-5551 652-7572 FAX 435-4012

FIELD BOOK #: ARL. 69 JOB 4:- 17094

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KNOW-ALL MEN BY THESE PRESENTS THAT GRANT P. JENSEN AND LOIS M. JENSEN, AS - JENANTS IN COMMON OF THE LAND INCLUDED WITHIN THIS PLAT, AND FRONTIER BANK, THE MORTGAGEE THEREOF, TOO HEREBY CERTIFY THAT THE DECISION TO MAKE THIS PLAT IS QUE FREE AND YOUUNTARY ACT AND DO DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL-STREETS; ALLEYS, AVENUES, AND OTHER PUBLIC RIGHTS - OF - WAY AS SHOWN HEREON, - AS WELL AS TRACT ST. FOR ALL OTHER PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE OF PUBLIC RIGHT-OF-WAY OR OTHER PURPOSES; ALSO, THE RIGHT TO MEKE ALL NECESSARY SLOPES FOR GUTS AND FILLS UPON THE LOTS SHOWN ON THIS PEAT IN THE ORTGINAL REASONABLE GRADING OF THE STREETS/AVENUES SHOWN HEREON.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSES SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS OF WAY, OR TO HAMPER ROAD -DRAINAGE. THE OWNER OF ANY LOTFOR LOTS, PRIOR-TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, OR PRIOR TO CONNECTING -____ THE DRAINAGE SYSTEM REQUIRED AS PART DF ANY CONSTRUCTION OF SAID LOT TO THE-EXISTING DRAINAGE SYSTEM MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE CITY OF ARLINGTON FOR ANY ALTERATION OF OR CONNECTION TO THE - EXISTING DRAINAGE SYSTEM. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS- OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OF FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

TRACT DIS HESSENAGOSDID THE CITY OF. ARLINGTON WITH THE ASSOCIATIONS OF THIS FLAT.

GRANT P. JENSEM LOIS M. JENSEN

Janksenes FRONTIER BANK

ACKNOWLEDGEMENT

STATE OF WASHINGTON

COUNTY OF

ON THIS DAY PERSONALLY APPEARED BEFORE ME GRANT P. JENSEN TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND SEAL THIS 1ST DAY OF DECEMBER

STATE OF WASHINGTON. FIBLIC RESIDING AT ARLINGTON 10-2-99 COMMISSION EXPIRES LO-2-99 REPE WASH!

STATE OF WASHINGTON!

ON-THIS DAY PERSONALLY APPEARED BEFORE ME LOIS M. JENSEN TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FOREGOING FINSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE SIGNED THE SAME AS HER FREE AND VOLUNTARY ACT AND DEED, FOR THE USES "AND PURPOSES THERE IN MENTIONED."

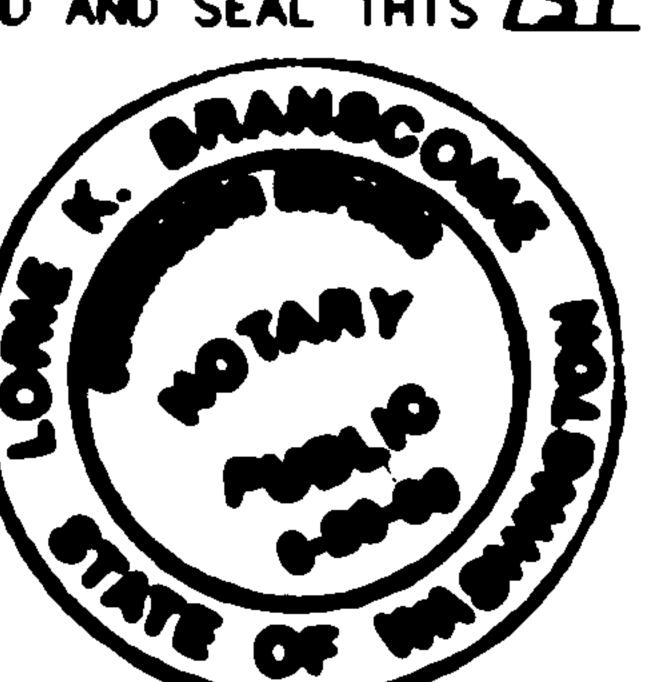
EXPIRES 19-2-99

STATE OF WASHINGTON

COUNTY OF SHOREMAN

CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JAMES JONES IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/18HE) SIGNED THIS INSTRUMENT, ON OATH STATE THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRESIDENT FRONTIER BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WITNESS MY HAND AND SEAL THIS LAT DAY OF DECEMBER



NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT MANAGEMENT COMMISSION EXPIRES 6/20/49

RESTRICTIONS

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RECITAL SET FORTH ON THE FACE OF SHORT PLAT/ RECORD OF SURVEY RECORDED UNDER AF# 9402025001.

SUBJECT TO UTILITY EASEMENTS RECORDED UNDER AUDITOR'S FILE NO. 'S 294808, 432658, 1157911, 1991860, AND 9311030447,

SUBJECT TO RIGHT OF WAY CONTRACT RECORDED UNDER AUDITOR'S FILE NO. 1491152.

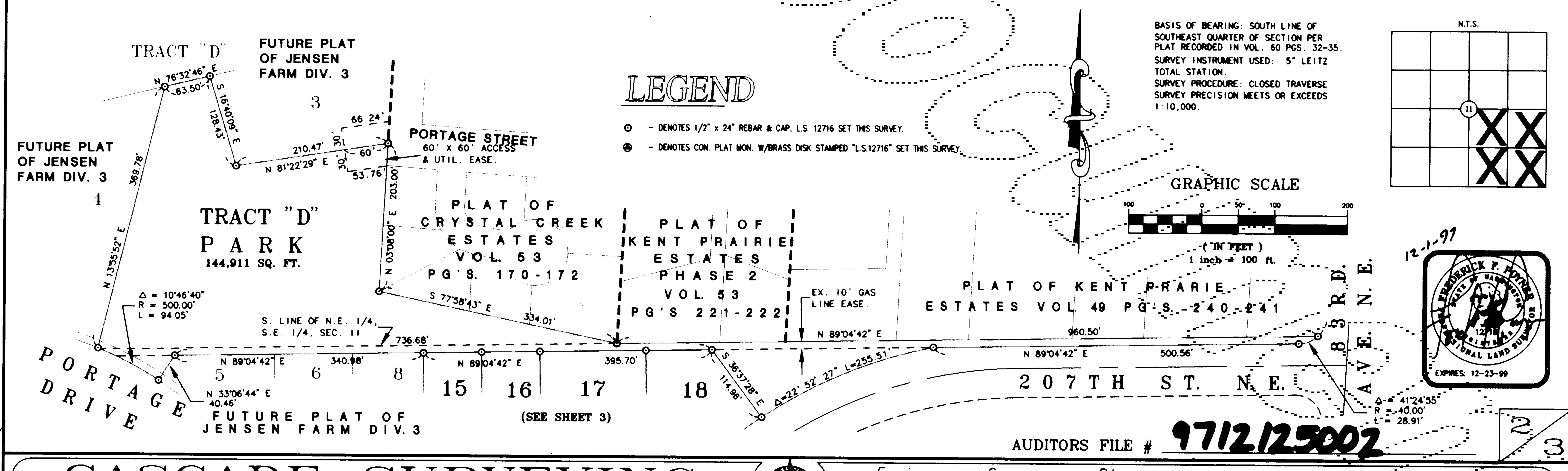
SUBJECT TO PROVISIONS OF RCW 84.34 REGARDING FARM AND AGRICULTURAL CLASSIFICATION AS PER NOTICE RECORDED UNDER AUDITOR'S FILE NO. 2339077. (SAID INSTRUMENT HAS BEEN PARTIALLY RELEASED AS TO THAT PORTION DESCRIBED UNDER AUDITOR'S FILE # 9109120263.)

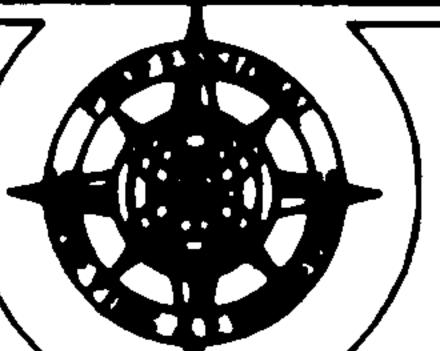
SUBJECT TO THE TERMS AND CONDITIONS OF ORDINANCE NO 94-009 GRANTING A CABLE T.V. FRANCHISE TO TOI CABLEVISION OF WASHINGTION, INC. RECORDED UNDER A.F. # 9405050106.

SUBJECT TO THE TERMS AND CONDITIONS OF VOLUNTARY MITIGATION AGREEMENT EXECUTED BY GRANT JENSEN AS RECORDED UNDER AUDITOR'S FILE NO. 9403250743.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND DEDICATED TO THE CITY OF ARLINGTON, GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC., CASCADE NATURAL GAS INC., PUBLIC UTILITY DISTRICT NUMBER I OF SNOHOMISH COUNTY, AND THE FRANCHISED TELEVISION CABLE COMPANY, AND TO THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, EACH ON A NON-EXCLUSIVE BASIS, UNDER AND UPON THE EXTERIOR TEN (10) FEET OF ALL LOTS PARALLEL WITH THE ADJOINING STREET FRONTAGE IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRICITY, TELEPHONE, GAS, CABLE T.V., WATER, SEWER, STORM DRAINAGE, AND ANY OTHER UTILITY WHICH IS REASONABLE AND NECESSARY FOR A RESIDENTIAL SUBDIVISION.






Lngineers

Planners ARLINGTON, WA 102 E. Division-PO Box 326 98223 435-5551 652-7572

FAX 435-4012

Portion Of Sec. III, T. 31 N., R. 5 E., W.M. _ DATE: 7/1+/97 CHECKED: R.D. FIELD BOOK #: ARL . 69



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__ DATE: <u>7/-L/97</u> FIELD BOOK #: ARL. 69